

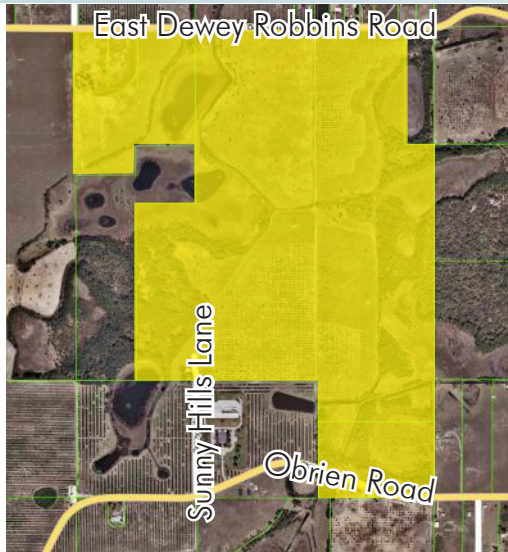
# RESIDENTIAL DEVELOPMENT LAND

345± acres

Lake County, FL

**UNDER  
CONTRACT**

LAND FOR SALE



## LOCATION

Located near fast-growing Clermont and just minutes from the planned new Florida Turnpike/Hills of Minneola interchange. Property is on the south side of East Dewey Robbins Road, 2± miles west of Highway 19. Fast access to Highway 27, Florida Turnpike and Highway 19.

## SIZE

345± acres

## PRICE

\$4,950,000 or \$14,348/acre

## ZONING/FUTURE LAND USE

Future Land Use is mixed use. Annexed into Groveland and zoned for up to 564 single-family units, 260 multi-family units, and 160,000sf of commercial/office.

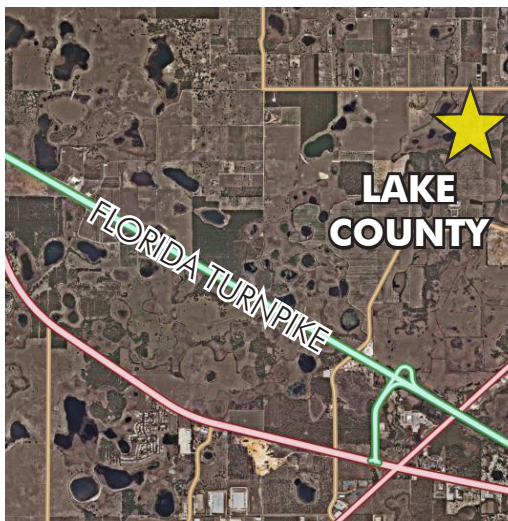
## ROAD FRONTAGE

2,325'± on East Dewey Robbins Road  
1,350'± on O'Brien Road.

## DESCRIPTION

Beautiful rolling hills and water views.

Offering subject to errors, omission, prior sale or withdrawal without notice.



## ADDITIONAL PARCEL

Additional 286 acres available to the east. Link to flyer: <https://www.maurycarter.com/wp-content/uploads/2019/03/Residential-Development-Land-286-Acres.pdf>

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

**Maury L. Carter & Associates, Inc.**  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



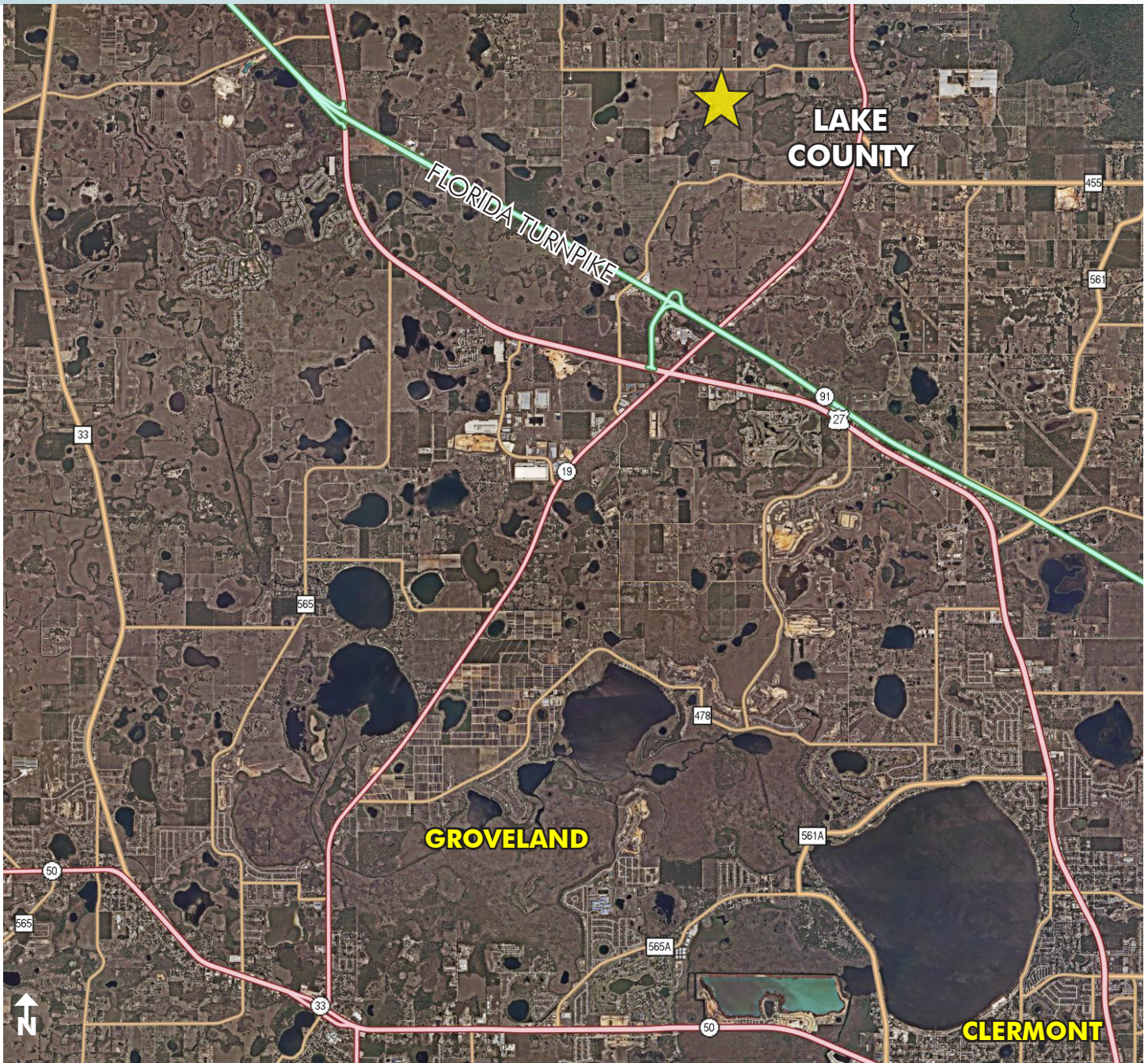


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REGIONAL MAP

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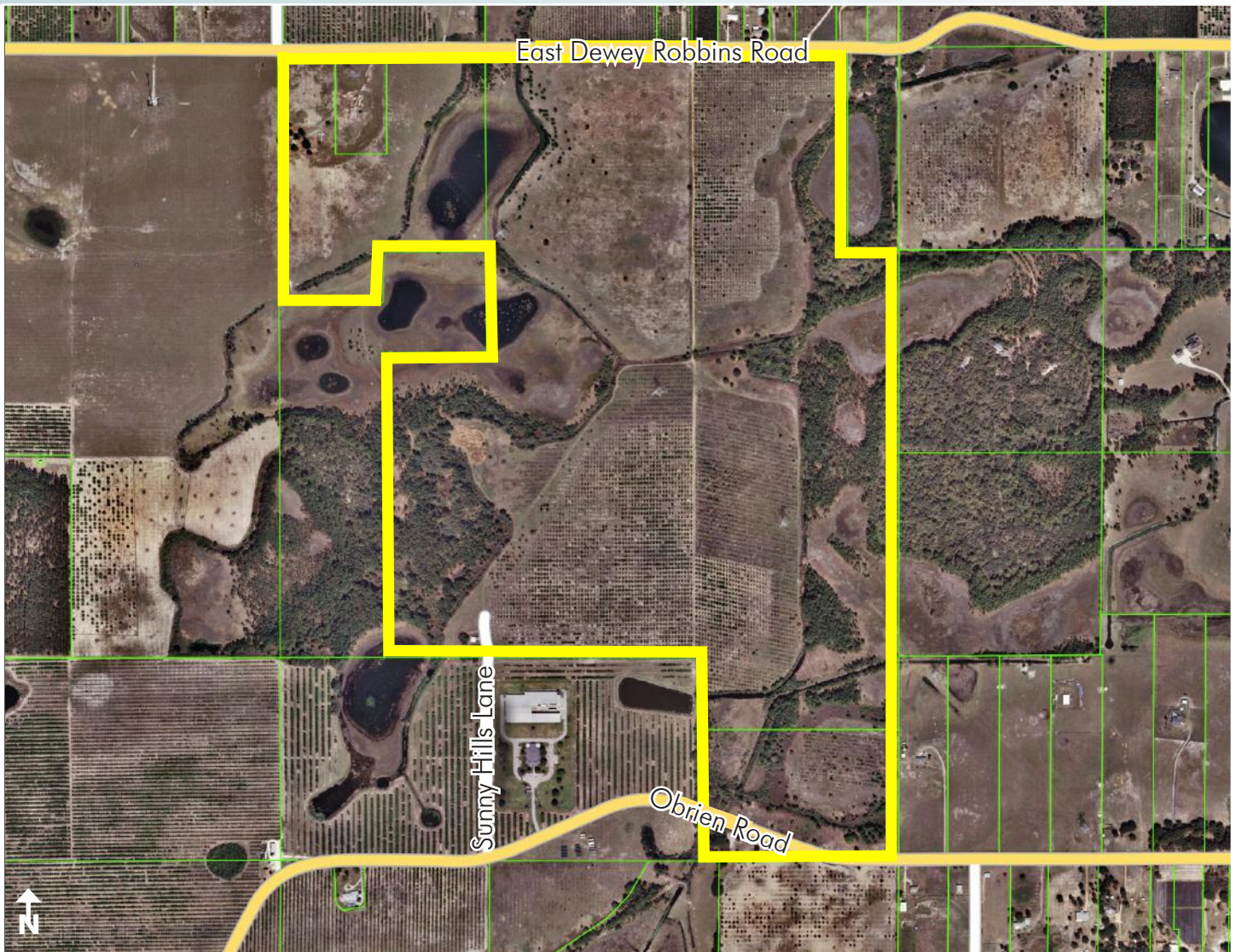


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PROPERTY MAP

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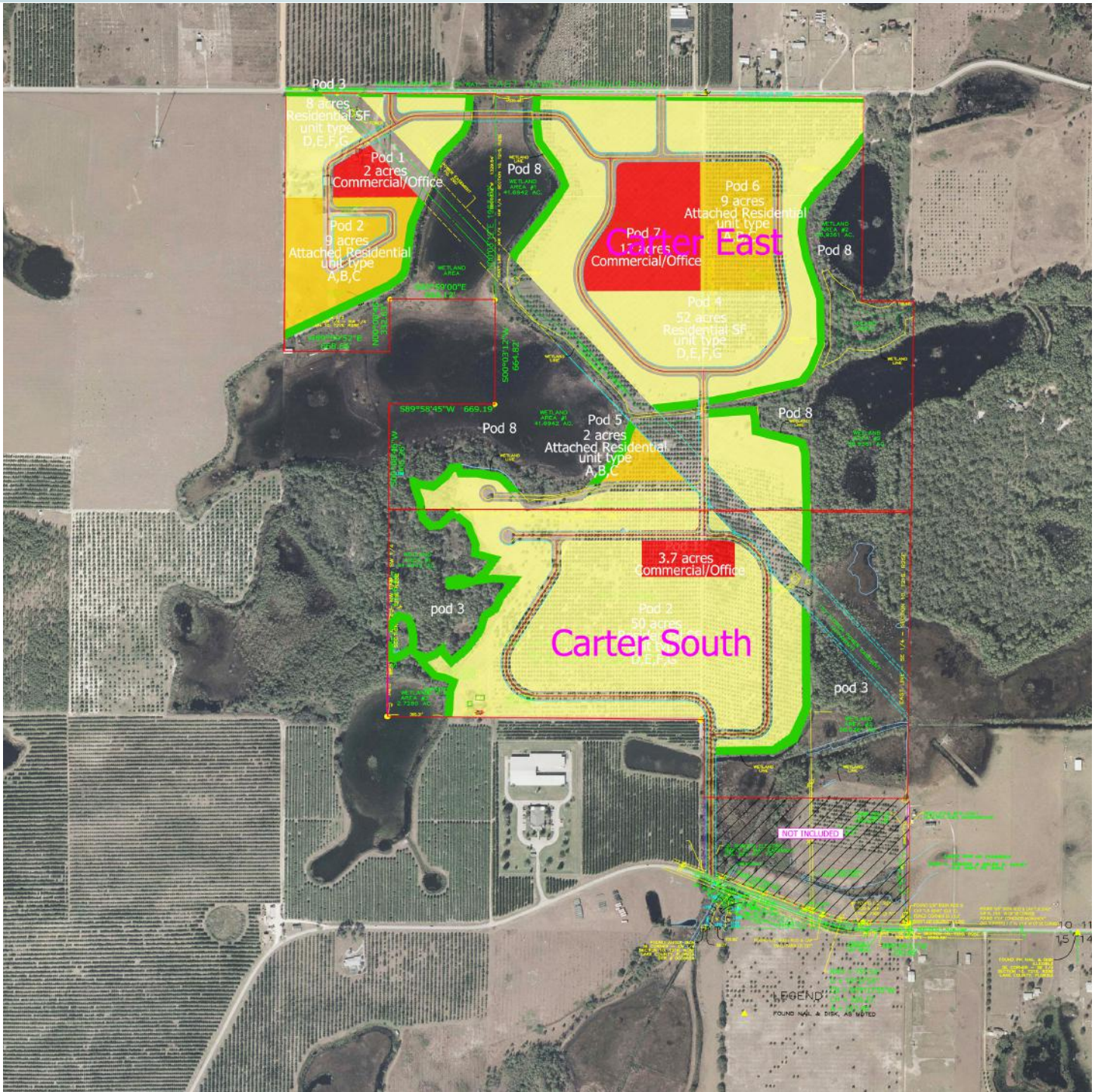


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## CARTER EAST

Pod	Use	Phase	Acreage	Residential Units	Floor Area Office	Floor Area Commercial
Pod 1	Commercial/Office	Phase 1	2±		5,000	15,000
Pod 2	Attached Residential	Phase 1	9 ±	117		
Pod 3	Residential SF	Phase 1	8±	54		
Pod 4	Residential SF	Phase 2	52	260		
Pod 5	Attached Residential	Phase 2	2	26		
Pod 6	Attached Residential	Phase 3	9	117		
Pod 7	Commercial/Office	Phase 3	12		51,000	65,000
Pod 8	Parks/Open Space/Buffers	All Phases	91.1 ±*			
WET	Wetlands		69.5 ±			
<b>Totals</b>			<b>205.2±</b>	<b>574</b>	<b>56,000</b>	<b>80,000</b>

\* open space includes internal pod open space pocket parks, wetlands, etc.

**Gross Land Area = 205.2± acres**

**Net Land Area = 135.7 acres** ( 205.2 acres total - 69.5 acres wetlands and open water)

**Minimum Open Space = 41.04± acres** (20% of gross land area)

**Total residential units = 574**

**Single Family Residential 314 units** (55% of total residential units) **Attached Residential 260 units** (45% of total residential units)

**Comm/Office 20 acres = 15% of net land area** (Minimum commercial acreage 6.8 acres (5%), Maximum commercial acreage 33.9 (25%))

**Residential 80 acres = 59% of net land area** (Minimum residential acreage 67.85 acres (50%), Maximum residential acreage 108.6 acres (80%))

**Public square 6.8 acres = 5% of net land area** (included in recreation and open space)

## CARTER SOUTH

Sort	Pod	Use	Phase	Acreage	Residential Units	Floor Area Office	Floor Area Commercial/Office	Floor Area Civic
1	Pod 1	Commercial/Office	Phase 2	3.7±		5,000	15,000	4,000
5	Pod 2	Residential SF	Phase 1	50±	250			
13	Pod 3	Parks/Open Space/Buffers	All Phases	51.6 ±*				
14	WET	Wetlands		42 ±				
	<b>Totals</b>			<b>115.7±</b>	<b>250</b>	<b>5,000</b>	<b>15,000</b>	<b>4,000</b>

\* open space includes internal pod open space pocket parks, wetlands, etc.

**Gross Land Area = 115.7± acres**

**Net Land Area = 74 acres** (115.7 acres total - 42 acres wetlands and open water)

**Minimum Open Space = 23.14± acres** (20% of gross land area)

**Total residential units = 250**

**Single Family Residential 250 units** (100% of total residential units) **Attached Residential 0 units** (0% of total residential units)

**Comm/Office 3.7 acres = 5% of net land area** (Minimum commercial acreage 3.7 acres (5%), Maximum commercial acreage 18.5 (25%))

**Residential 50 acres = 67% of net land area** (Minimum residential acreage 37 acres (50%), Maximum residential acreage 59.2 acres (80%))

**Public square 3.7 acres = 5% of net land area** (included in recreation and open space)

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## ON REAL ESTATE BY JACK WITTHAUS

For more stories by Witthaus, see <http://bizj.us/1pml6>.

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### AMAZON WATCH

# E-commerce giant developer seeks OK on \$23.4M Groveland warehouse

**I**t appears another big industrial project is in the works in town.

Atlanta-based Seefried Industrial Properties, a preferred developer of Seattle-based e-commerce giant Amazon.com Inc. (Nasdaq: AMZN), is seeking approvals to build a 359,290-square-foot warehouse in Lake County's Groveland, documents filed with the state showed.

The project – being referred to in documents as DFL8-Groveland Last Mile – is proposed for a 48-acre site northwest of Republic Drive and Independence Boulevard.

It's unknown if a tenant has signed a deal to occupy the space, and documents didn't mention if a general contractor or architect were selected. A Seefried representative was unavailable for comment.

However, new construction is an important economic driver in Central Florida. It creates jobs, while also providing more space for companies involved in e-commerce, logistics, housing and other industries.

Atlanta-based industrial developer IDI Logistics LLC has owned the vacant Groveland site since September 2008, when it bought the land for \$7.7 million, data from real estate research firm Reonomy showed.

And Los Angeles-based CBRE Group Inc. (NYSE: CBRE) was marketing the property for sale for \$5 million in October 2019, real estate website LoopNet.com showed; CBRE representatives were unavailable for comment.

That said, a new CBRE marketing flier shows the site featuring either one 742,000-square-foot building, or two separate buildings of around 347,000 square feet and 369,000 square feet.

Additionally, the property is near Kroger-Ocado's rising 355,000-square-foot fulfillment center, which is expected to deliver The Kroger Co. (NYSE: KR) groceries to online shoppers statewide. The project is expected to provide a huge boost to Groveland's economy.

#### Work goes on

Despite the novel coronavirus' business interruption, most construction continues in Central Florida, including in industrial real state.



MAPS4NEWS



GETTY IMAGES/PETER WYNN THOMPSON

An Amazon truck rolls past a warehouse.

That's according to local industry expert Bo Bradford, co-president of commercial real estate firm Lee & Associates Central Florida, who isn't involved in the deal or the DFL8-Groveland Last Mile project.

Industrial is a hot real estate sector as companies like Amazon now are tasked even more to deliver goods to customers faster and more often.

"The big [companies] still are moving forward, taking advantage of what they think will be better pricing as the work dries up," Bradford told *Orlando Business Journal*.

#### A GROWING PRESENCE

Seefried is working on two other big Central Florida industrial projects:

- An 85-acre, 1.4 million-square-foot Amazon warehouse between Interstate 4 and Normandy Boulevard in Deltona
- Plans to build 280,000 square feet of non-Amazon industrial space in two buildings north of Lake Nona

Amazon also is hungry for more industrial space in the region. The company reportedly is in talks to sign a lease to occupy 561,750 square feet — a full distribution center — at 9775 Air Commerce Parkway near Orlando International Airport.